

Approved
10/26/16



Town of Northborough

Earthwork Board
63 Main Street, Northborough, MA 01532
Conference Room B
Wednesday, May 4, 2016

Present: Janet Sandstrom, Fred Philcox, Anthony Ziton, and Tom Beals

Also Present: Fred Litchfield, Town Engineer; Jacquie Goring, Board Secretary; Tim Shay, TShay, LLC; Mike Sullivan, Connorstone Engineering; Nick Moskopf, Stoneridge Development; and Scott Miller, Sterling Court Building Company.

At 7:00 pm, Ms. Sandstrom called to order the Earthwork Board meeting.

Public Hearings:

New Permit
TShay LLC
113 West Main Street
Map 62, Parcel 69

Mr. Tim Shay, Kendall Homes Inc.; Mr. Mike Sullivan, Connorstone Engineering; and Mr. Nick Moskopf, Stoneridge Development; were present. Mr. Sullivan described the ½ acre property located on West Main Street which is currently improved with a single family dwelling in disrepair which is proposed for demolition. Proposed site work includes a 2,200 square foot commercial building, nine parking spaces and drainage system and an approved landscaping plan. The proposed drainage system includes collection system pipes and catch basins which will discharge into a detention basin with stormceptors. The property is service by town water and sewer and a dumpster is proposed for trash disposal. Mr. Sullivan added that the property is zoned downtown business open space.

Mr. Sullivan noted that there was an error on the application and clarified that 850 cubic yards will be exported from the site as a result of the removal of an existing plateau in the rear portion of the property. Mr. Shay confirmed that the stone retaining wall will be removed as part of the proposed construction. Mr. Shay also noted that the building may be leased as one unit or split into two units. Mr. Moskopf confirmed that the removal of the proposed 850 cubic yards will take a few days. Mr. Sullivan added that the existing curb cut is proposed to be used but they are waiting for State approval. Mr. Litchfield noted that the project has been approved by the Zoning Board of Appeals (ZBA).

Mr. Litchfield explained the estimate for the bond as follows:

Bulldozing: \$1,200, Hydro seeding: \$1,000, As-built plans: \$2,500 with 15% contingency bringing the bond to a total of \$5,500

Mr. Beals moved to issue a permit with a bond amount of \$5,500, the motion was seconded by Mr. Philcox and was unanimously approved.

Renewal Permit
Sterling Court Building Company
29 East Main Street
Map 53, Parcel 105

Mr. Scott Miller, Sterling Court Building Company, was present. Mr. Miller noted that the project is well under construction and three of the four homes have been constructed and the majority of the earth work on the site has been completed. Mr. Miller added that there is an existing bond in place and he intends to finish the project this year and will request a bond release in late fall 2016. Mr. Litchfield noted that the topcoat of asphalt has been completed and the intent is to have to work completed in order to have to subdivision road approved during the 2017 Annual Town meeting. Mr. Miller inquired how to include the existing Bracket home on Sterling Court as 2 Sterling Court to avoid an additional curb cut and allow the house to feel like it is part of the neighborhood. Mr. Litchfield confirmed that changing the address should be taken up with the Assessor. Mr. Litchfield recommended that the \$17,000 bond remain.

Mr. Beals moved to close the public hearing and to renew the permit with the same conditions and bond amount as previously approved; the motion was seconded by Mr. Ziton and was unanimously approved.

Review Minutes of July 22, 2015:

Board members discussed the minutes of July 22, 2015.

Mr. Ziton motioned to approve the minutes as written, Mr. Beals seconded, and it was unanimously voted, "To approve the July 22, 2015 minutes of the Earthwork Board."

Review Minutes of March 23, 2016:

Board members discussed the minutes of March 23, 2016.

Mr. Ziton motioned to approve the minutes as written, Mr. Philcox seconded, and it was unanimously voted, "To approve the March 23, 2016 minutes of the Earthwork Board."

Public Hearings: continued

New Permit
Ian Gow
1 Lyman Street
Map 66, Parcels 9, 10 and 11

Mr. Litchfield informed the Board that a request to continue the hearing was received to allow the application to be heard by the ZBA.

Mr. Beals moved to continue the public hearing for 1 Lyman Street to June 22, 2016; the motion was seconded by Mr. Ziton and was unanimously approved.

FYI:

- The Board reviewed the current Bond spreadsheet.
- Mr. Litchfield informed the Board of upcoming projects including 357 Main Street and provided copies of the application to the Board members.

- The next meeting date is scheduled for May 25, 2016. Mr. Philcox will not be available to attend.

Adjourn:

Board members agreed that no further business needed to be discussed.

Ms. Philcox motioned, Mr. Ziton seconded, and it was unanimously voted, "To adjourn the Earthwork Board meeting."

The Earthwork Board meeting ended at 7:30 pm.

Respectfully submitted,

Jacquie Goring
Board Secretary